



32821-32905 GRAND RIVER AVE, FARMINGTON, MI 48336

INVESTMENT SALE

GRAND RIVER GOLDMINE MIXED-USE OPPORTUNITY

RETAIL, MULTI-FAMILY & EXPANSION POTENTIAL



SALE PRICE: **\$3,000,000**

BUILDING SIZE: **9,584 SF**

LOT SIZE: **0.76 ACRES**

OCCUPANCY: **100%**

ZONING: **CBD**

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EXCLUSIVE LISTING AGENT:



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32821-32905 GRAND RIVER AVE, FARMINGTON, MI

RARE MIXED-USE OPPORTUNITY

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

P.A. Commercial is pleased to offer a rare mixed-use investment opportunity in the heart of Downtown Farmington, one of Metro Detroit's most walkable and desirable suburban destinations. This two-story, 9,284 SF building with an additional 4,294 SF basement combines a fully equipped, operating restaurant on the ground floor with three deluxe apartments on the second level—an asset type seldom available in this vibrant market.

Originally constructed in 2009 and extensively renovated in 2019, the property sits on 0.76 acres and offers modernized infrastructure, elevator access to upper-floor residences, and ample on-site parking for 39 vehicles. The first-floor restaurant—Crazy Crab—features 140 indoor seats, a 32-seat patio, and a lower-level storage/cooler area with elevator access. The restaurant's liquor license and turnkey buildout present an ideal setup for an owner-operator or investor seeking a turn-key opportunity.

Upstairs, three spacious apartments each feature private patios, individual HVAC and utilities, and are fully leased at below-market rental rates, offering immediate income upside for new ownership. This property presents a unique opportunity to acquire a stabilized, income-producing asset with substantial future development potential—a true standout in one of Oakland County's most charming downtown districts.

EXPANSION POTENTIAL

This opportunity is an approved Planned Unit Development (PUD) project that allows for Phase II expansion, with potential to add a 2–4 story mixed-use addition featuring additional apartments and first-floor retail or restaurant space.

PROPERTY INFORMATION

ADDRESS	32821-32905 Grand River Ave, Farmington, MI 48336
TYPE	Mixed-use Retail on Ground Floor Second-Story Apartments
BUILDING SIZE	9,584 SF
FLOOR PLATES	Restaurant: 5,290 SF Second Story: 4,294 SF Basement: 4,294 SF
TOTAL LAND SIZE	0.76 Acres
ZONING	CBD
PARCEL ID'S	23-27-156-003 23-27-156-004
TENANCY	Multiple
OCCUPANCY	100%
CONSTRUCTION	Masonry
YEAR BUILT	2009
PARKING SPACES	39
TRAFFIC COUNT	13,400 VPD
MARKET	Detroit
SUBMARKET	Farmington/Farmington Hills
LOCATION TYPE	Suburban
SALE PRICE	\$3,000,000

INVESTMENT HIGHLIGHTS



RARE DOWNTOWN MIXED-USE ASSET

This property represents one of the few true mixed-use buildings available in the heart of Downtown Farmington, an area known for its high tenant demand. The asset combines a fully equipped restaurant with three luxury apartments on the upper level—offering investors a diversified income stream in a prime suburban downtown setting.



STABILIZED INCOME WITH UPSIDE

All three apartment units are fully occupied, ensuring immediate cash flow, yet are currently leased at below-market rental rates, providing significant upside potential through future rent adjustments. The property's residential stability and strong local rental demand create a dependable income foundation with room for value growth.



TURNKEY RESTAURANT OPPORTUNITY

The first floor features a full-service restaurant featuring 140 indoor seats, a 32-seat patio, and a basement equipped with coolers, storage, and elevator access. The sale includes all restaurant equipment, furnishings, and a liquor license, providing an outstanding turnkey opportunity for an investor or owner-operator.



PRIME DOWNTOWN LOCATION

Positioned along Grand River Avenue, one of Metro Detroit's most heavily traveled corridors, the property offers excellent visibility and convenient access. Tenants benefit from being steps away from Downtown Farmington's thriving mix of shops, restaurants, events, and entertainment venues, drawing consistent foot traffic and community engagement year-round.



AMPLE PARKING & MODERN AMENITIES

With 39 on-site parking spaces, this property offers an uncommon level of convenience for a downtown location. Additional amenities include elevator access to upper-floor apartments and individually metered HVAC and utilities for each unit—ensuring operational efficiency and tenant satisfaction.



FUTURE EXPANSION POTENTIAL

The property is an approved PUD project, presenting the opportunity to develop a Phase II expansion with 2–4 additional stories of mixed-use space. This could include new apartments, retail, or restaurant space, allowing investors to maximize site potential and long-term returns in one of Oakland County's most sought-after downtown environments.

LOCATION

Nestled in the heart of Oakland County, the City of Farmington offers the perfect balance of small-town charm and suburban sophistication

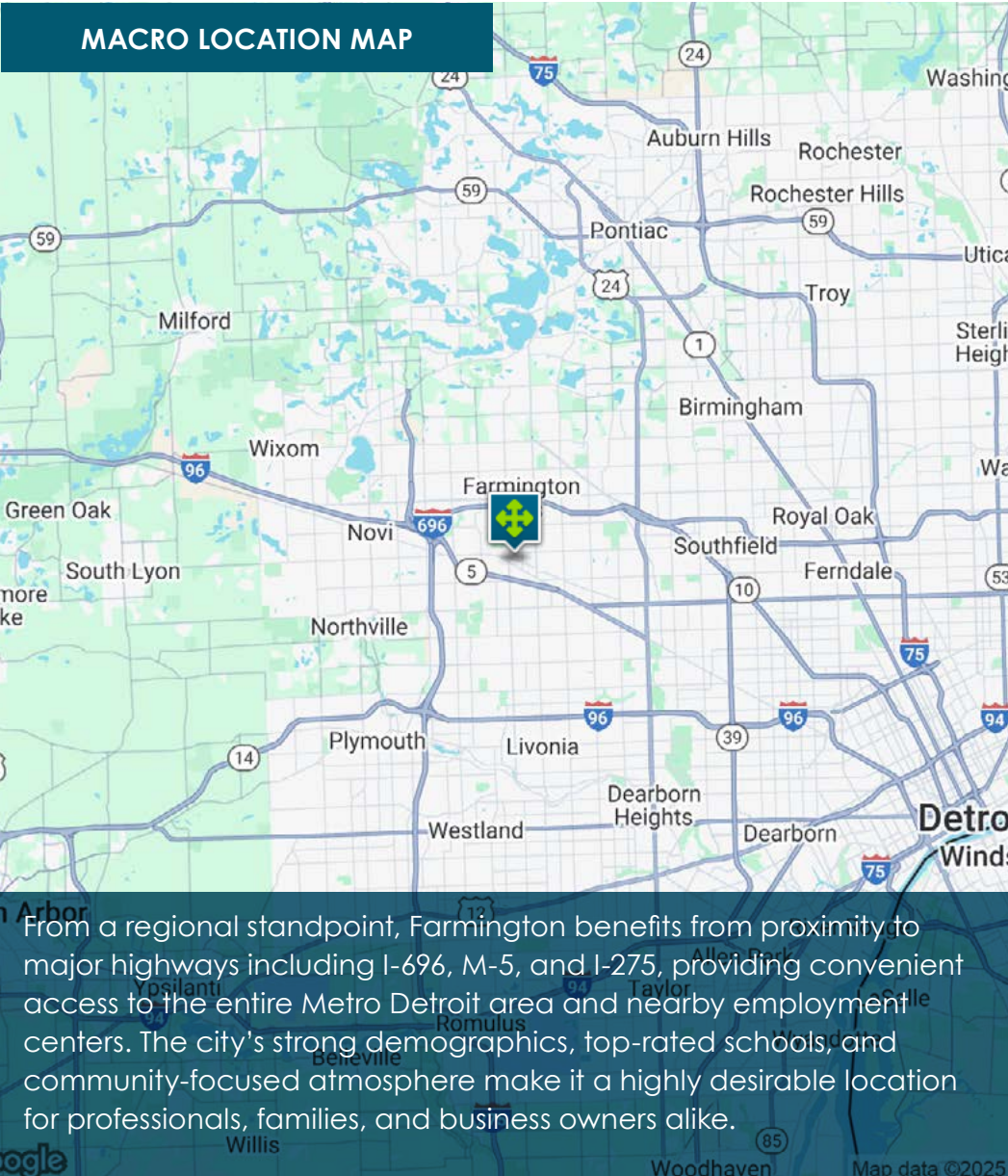
The property is ideally positioned within Downtown Farmington's Central Business District (CBD)—an area bustling with local boutiques, restaurants, coffee shops, and community amenities. The location provides exceptional visibility and accessibility along Grand River Ave, a major east-west thoroughfare connecting Farmington to nearby communities including Novi, Livonia, and Southfield.

Farmington's pedestrian-friendly downtown regularly hosts year-round events such as the Farmington Farmers & Artisans Market, Founders Festival, and Rhythmz in Riley Park, attracting thousands of visitors and supporting a thriving local economy. The area continues to see steady reinvestment through new retail, dining, and residential developments, reinforcing the district's reputation as a vibrant, live-work-play environment.

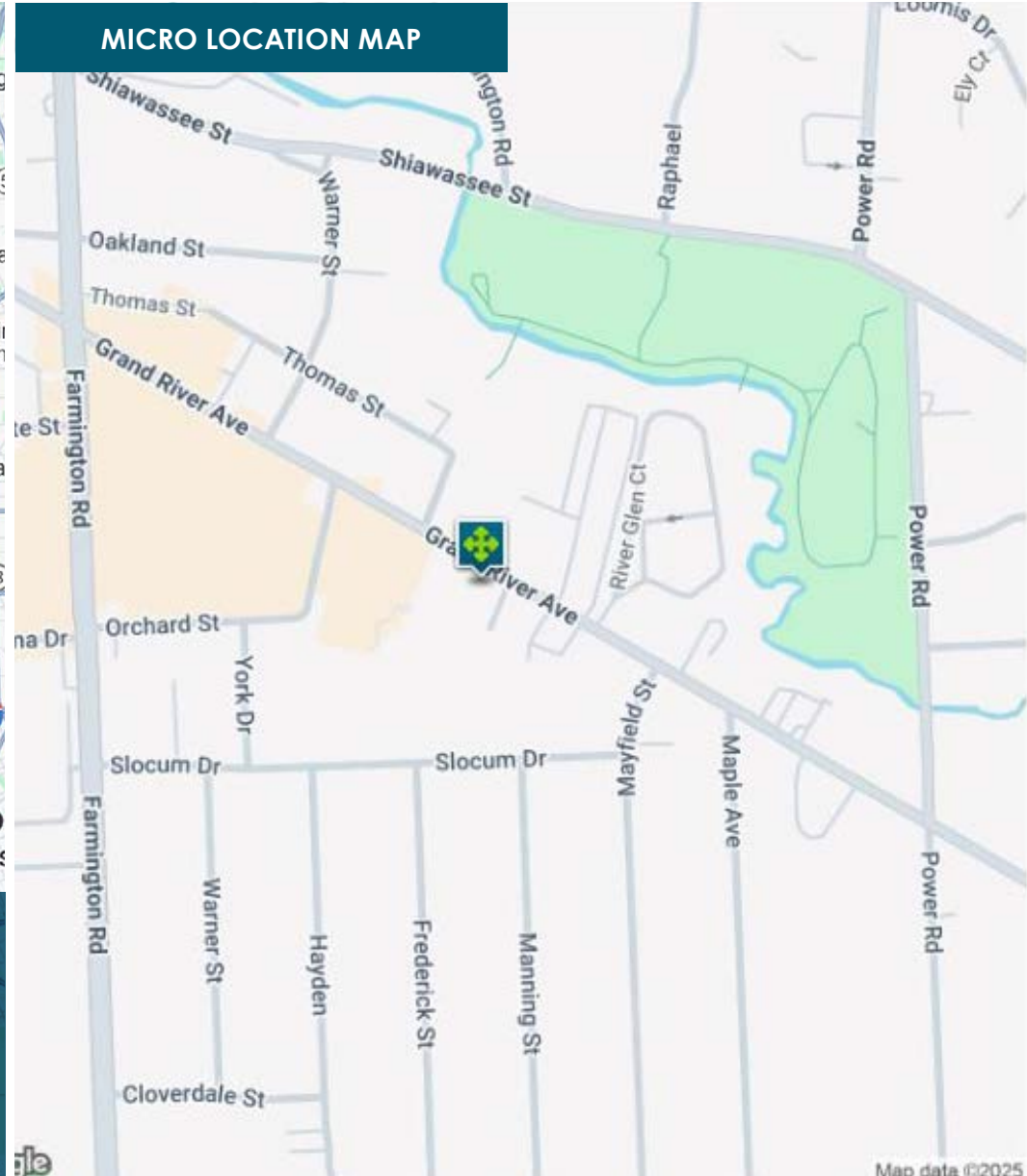


LOCATION MAPS

MACRO LOCATION MAP



MICRO LOCATION MAP



From a regional standpoint, Farmington benefits from proximity to major highways including I-696, M-5, and I-275, providing convenient access to the entire Metro Detroit area and nearby employment centers. The city's strong demographics, top-rated schools, and community-focused atmosphere make it a highly desirable location for professionals, families, and business owners alike.

MARKET OVERVIEW

Farmington offers a compelling backdrop for investment: a stable, prosperous local population, a shortage of high-quality mixed-use inventory, uniquely walkable downtown, and strong momentum behind residential and commercial demand.

QUALITY OF LIFE

Farmington offers a high quality of life with the kind of balance many suburban professionals seek: walkable downtown amenities, strong local schools, and a stable residential base. With a modest population of around 11,472 people (2023 estimate) and a median age of 39.6 years, the city retains a close-knit but active community identity.

ECONOMY

Farmington benefits from its location, neighbors like Farmington Hills, Southfield, Livonia, and Detroit offer major job centers within commuting distance. According to local market studies, Farmington's downtown is dynamic and event-driven, supporting strong foot traffic and community engagement. The area also tends to have higher levels of educational attainment and renter-occupied households compared to county and state averages, positioning it favorably for multifamily and mixed-use development.

DEVELOPMENT OUTLOOK

New mixed-use development has been limited in downtown Farmington, contributing to a scarcity of supply in the highest-demand product types. This scarcity, combined with the area's strong residential base and consumer demand for local retail and dining, supports strong upward pressure on rents and valuations.

WITHIN 3 MILES OF SUBJECT:



74,992
POPULATION



32,739
HOUSEHOLDS



\$108,383
AVERAGE
HOUSEHOLD INCOME



\$266,988
MEDIAN
HOME VALUE



41
MEDIAN AGE



\$1.1B
TOTAL SPECIFIED
CONSUMER SPENDING

AREA DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
POPULATION			
2024 POPULATION	8,635	74,992	195,661
2029 POPULATION PROJECTION	8,443	73,367	191,092
MEDIAN AGE	45.6	41.4	43.4
BACHELOR'S DEGREE OR HIGHER	52%	50%	46%
HOUSEHOLDS			
2024 HOUSEHOLDS	4,096	32,739	83,782
2029 HOUSEHOLD PROJECTION	4,000	32,026	81,866
AVERAGE HOUSEHOLD SIZE	2	2.2	2.3
TOTAL SPECIFIED CONSUMER SPENDING	\$134.8M	\$1.1B	\$2.7B
INCOME			
AVG HOUSEHOLD INCOME	\$109,719	\$108,383	\$105,576
MEDIAN HOUSEHOLD INCOME	\$87,966	\$87,541	\$83,868
HOUSING			
OWNER OCCUPIED HOUSEHOLDS	2,674	18,968	52,429
RENTER OCCUPIED HOUSEHOLDS	1,326	13,058	29,437
MEDIAN HOME VALUE	\$251,040	\$266,988	\$267,228

Source: CoStar.com

EXTERIOR PHOTOS



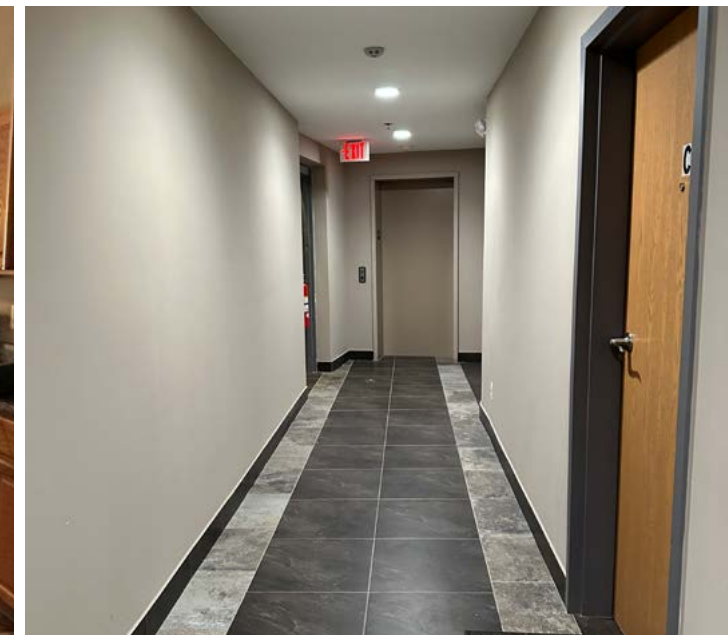
RESTAURANT PHOTOS



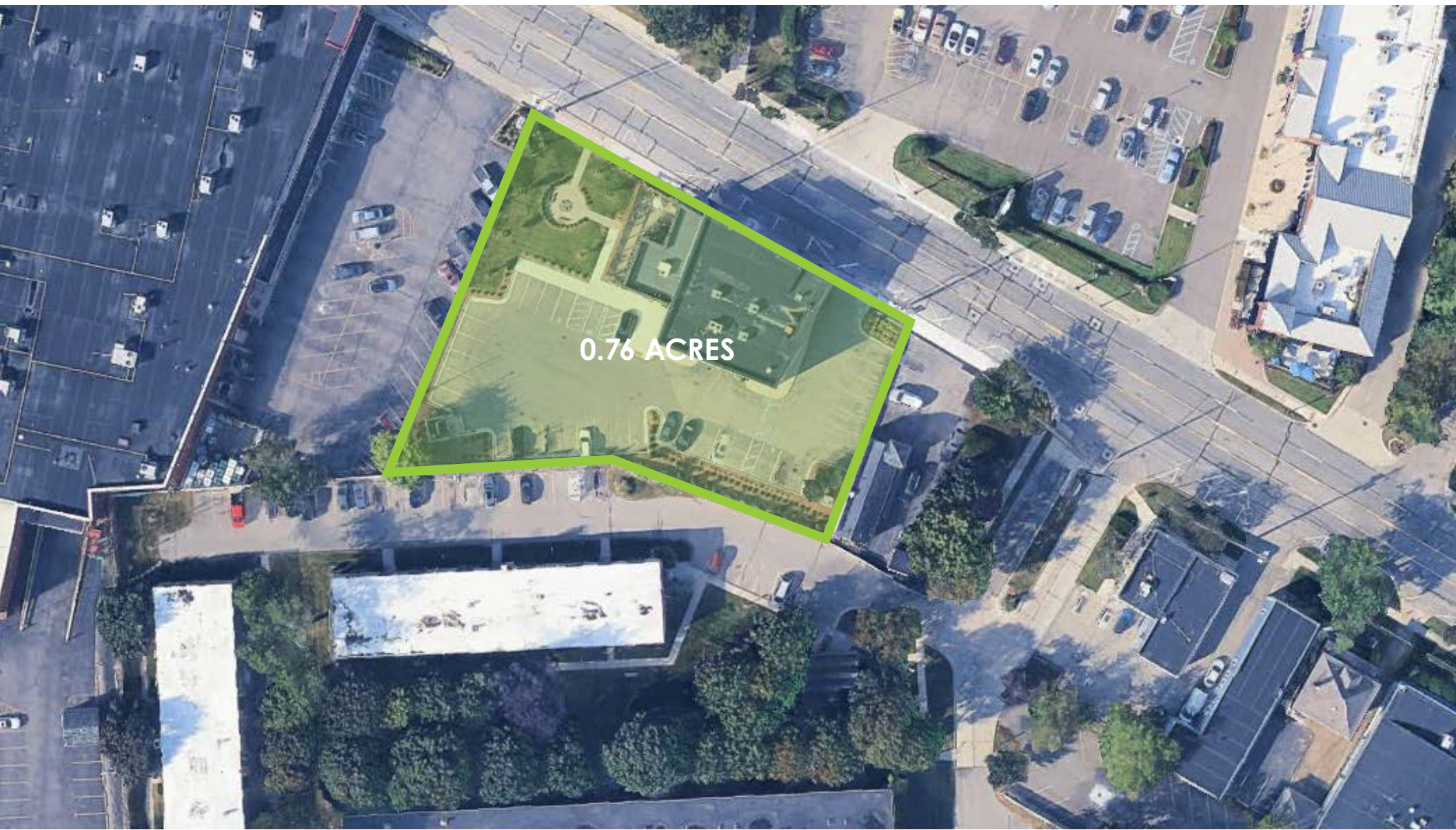
RESTAURANT PHOTOS



APARTMENT UNIT PHOTOS

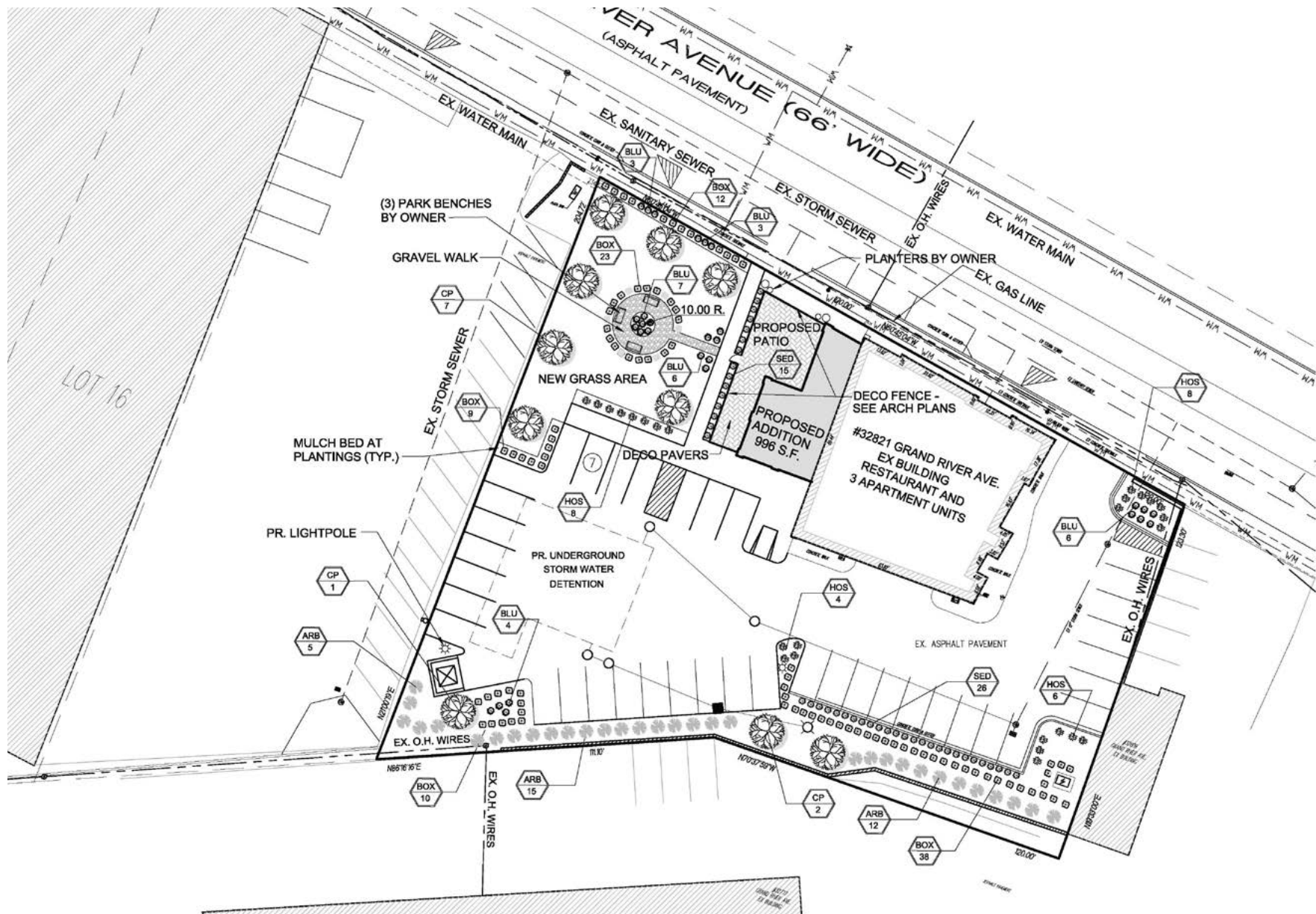


PARCEL OUTLINE

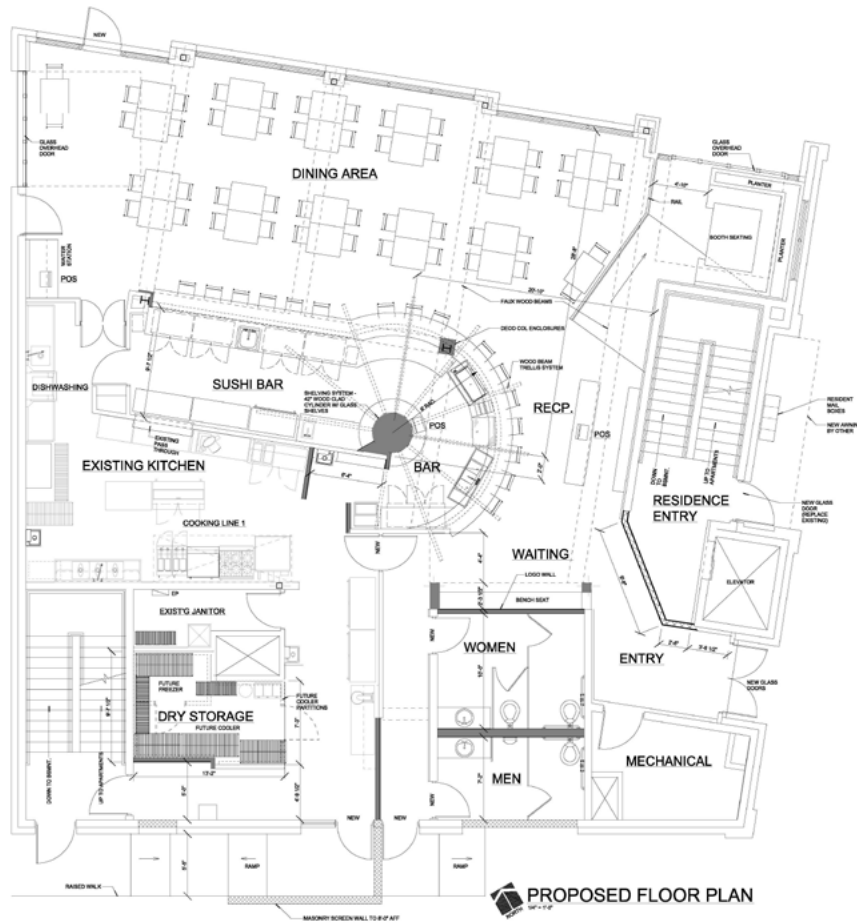


SITE PLAN

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BUILDING FLOOR PLANS



RESTAURANT | FLOOR PLAN



APARTMENTS | FLOOR PLANS

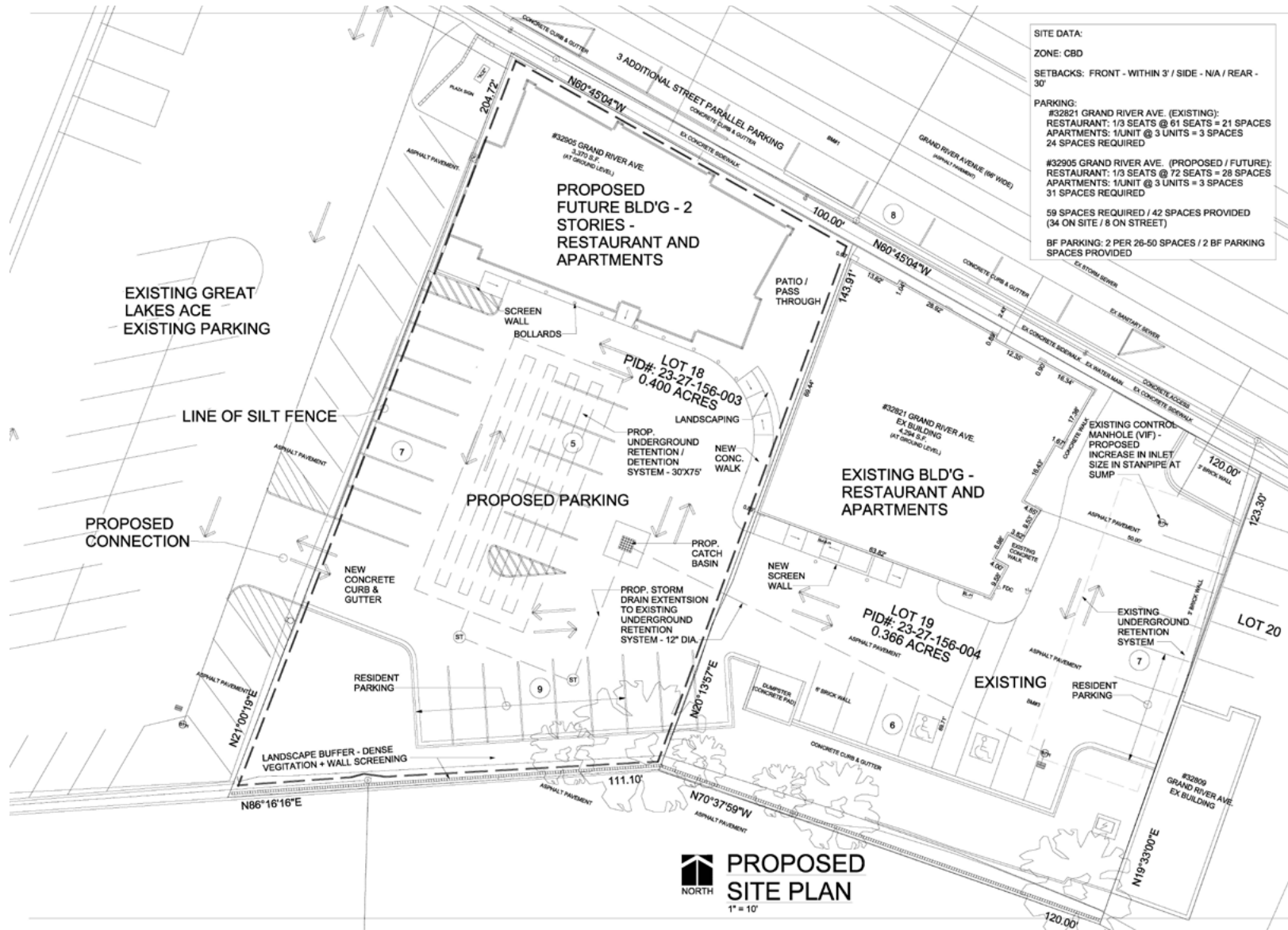
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DEVELOPMENT POTENTIAL

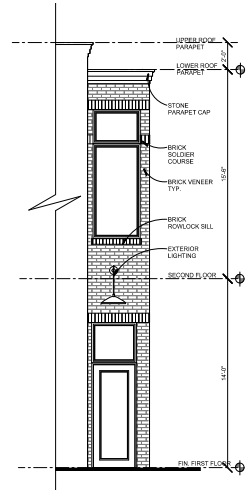


P.A. COMMERCIAL
Corporate & Investment Real Estate

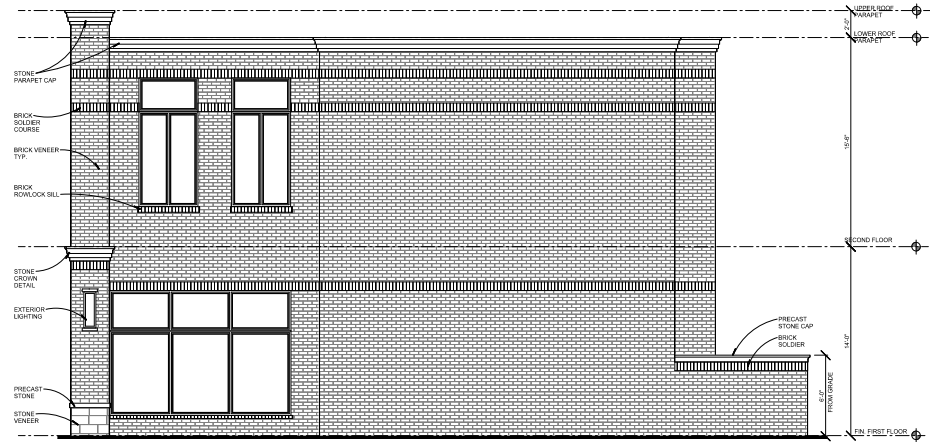
EXPANSION POTENTIAL SITE PLAN



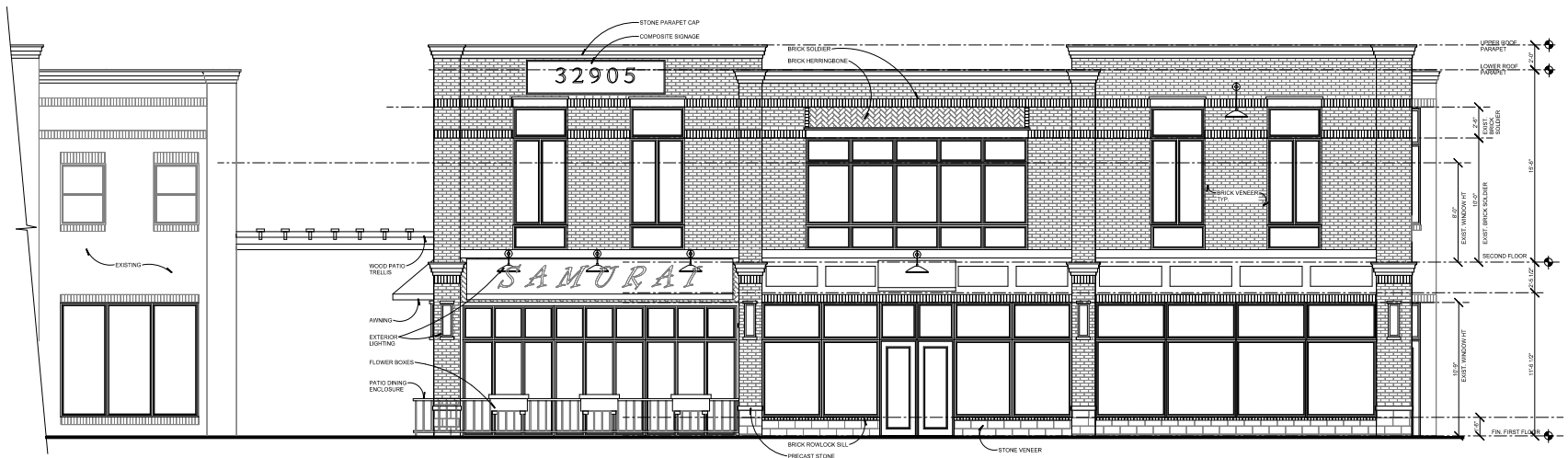
EXPANSION POTENTIAL ELEVATIONS



**PARTIAL FRONT
ENTRANCE ELEV.**
SCALE 1/4" = 1'-0"

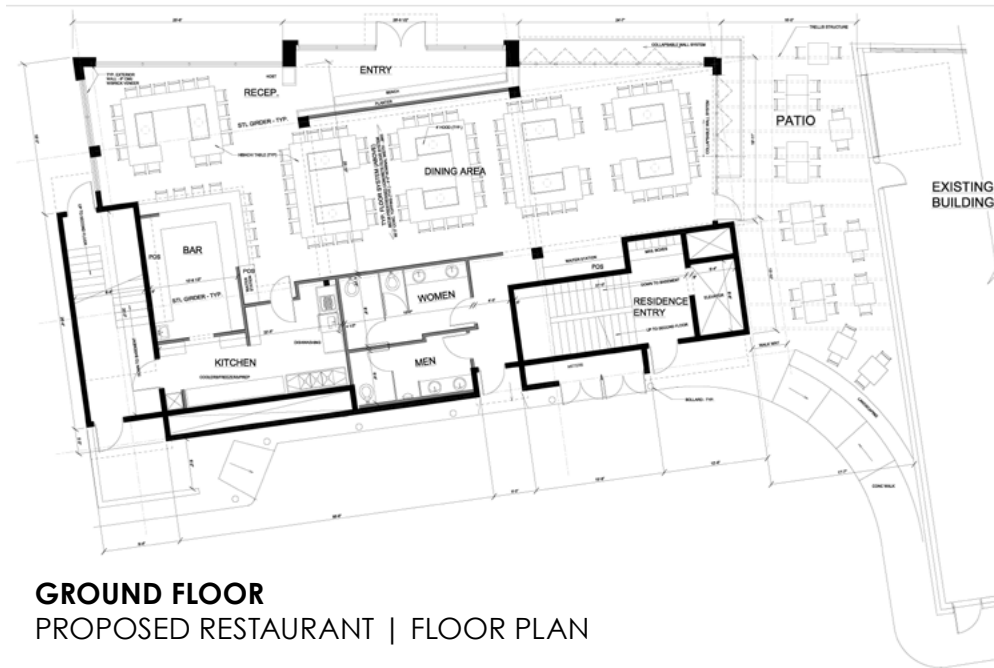


RIGHT ELEVATION
SCALE 1/4" = 1'-0"

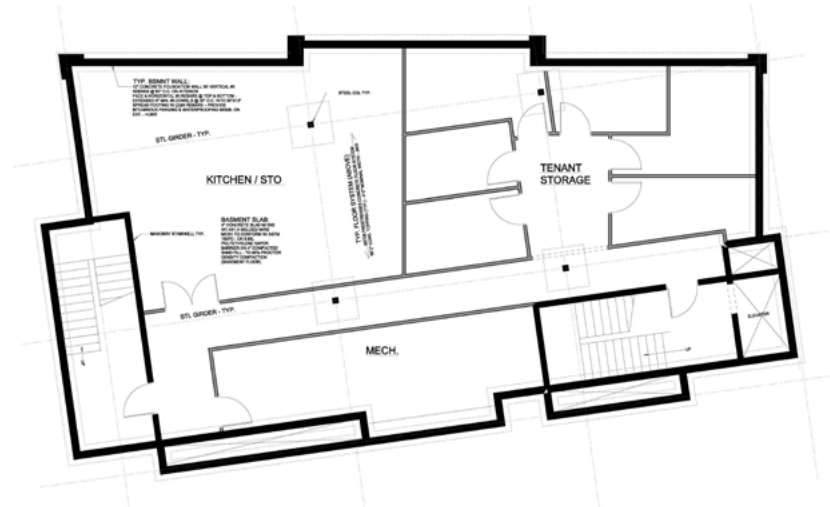


FRONT ELEVATION
SCALE 1/4" = 1'-0"

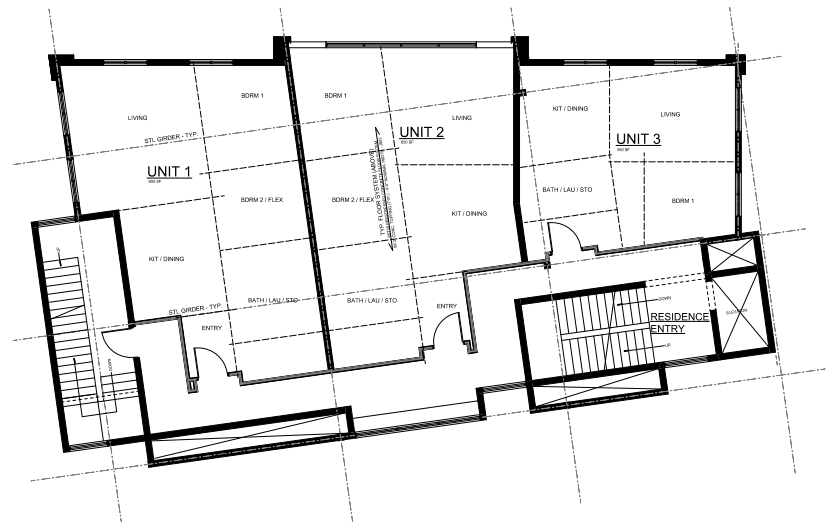
EXPANSION POTENTIAL FLOOR PLANS



GROUND FLOOR
PROPOSED RESTAURANT | FLOOR PLAN



LOWER LEVEL
BASEMENT | FLOOR PLAN



SECOND FLOOR
PROPOSED APARTMENTS | FLOOR PLAN

CONTACT US

For more information, or to schedule a tour of this exciting investment opportunity, please contact the exclusive listing agent:



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